034.0	0003	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	512,400 / 512,400
					USE VALUE:	512,400 / 512,400
					ASSESSED:	512,400 / 512,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHELAN JOHN
Owner 2:	
Owner 3:	
Street 1:	107 SYNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NATKE BARBARA C -
Owner 2:	-
Street 1:	8 KNOWLES FARM CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,915 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2915.000	187,600		324,800	512,400
Total Card	0.067	187,600		324,800	512,400
Total Parcel	0.067	187,600		324,800	512,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.00 | /Parcel: 525.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23584
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2797!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,900	0	2,915.	324,800	512,700	512,700	Year End Roll	12/18/2019
2019	101	FV	143,800	0	2,915.	294,300	438,100	438,100	Year End Roll	1/3/2019
2018	101	FV	143,800	0	2,915.	279,100	422,900	422,900	Year End Roll	12/20/2017
2017	101	FV	143,800	0	2,915.	243,600	387,400	387,400	Year End Roll	1/3/2017
2016	101	FV	143,500	0	2,915.	208,100	351,600	351,600	Year End	1/4/2016
2015	101	FV	115,800	0	2,915.	192,800	308,600	308,600	Year End Roll	12/11/2014
2014	101	FV	115,800	0	2,915.	159,800	275,600	275,600	Year End Roll	12/16/2013
2013	101	FV	115,800	0	2,915.	152,200	268,000	268,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2797

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATKE BARBARA C	67475-595		6/22/2016		400,000	No	No		
WANG JIHONG	43774-408		9/24/2004		314,000	No	No		
LEVINE JESSIE	31773-98		8/31/2000		203,000	No	No		
PIEHL-KNOBEL TH	29291-325		10/29/1998		152,000	No	No		Y

PRINT

Date	Time
12/10/20	18:09:01

LAST REV

Date	Time
10/17/19	18:26:16
danam	

USER DEFINED

Prior Id # 1:	23584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	739	Insulate	1,460	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
3/29/2017	SQ Returned	MM	Mary M
4/24/2009	Measured	372	PATRIOT
1/27/2005	MLS	MM	Mary M
4/8/2000	Inspected	276	PATRIOT
2/23/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2915		Sq. Ft.	Site		0	64.	1.74	3									324,767						324,800	

Total AC/HA: 0.06692 | Total SF/SM: 2915 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 324,767 | Spl Credit | Total: 324,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	26 - Wood	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	79344
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230449
Depreciation:	42863
Depreciated Total:	187585

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

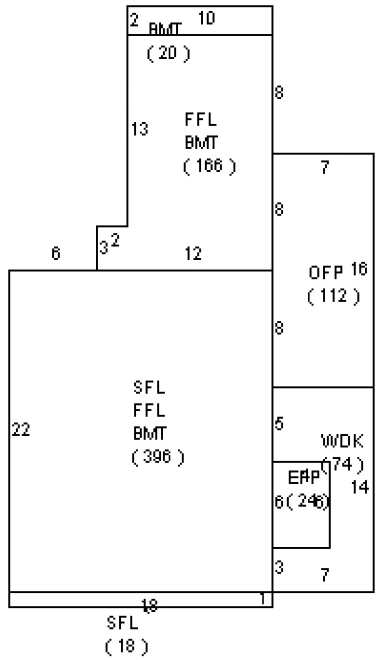
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	106.11
Final Total:	187600	Val/Su SzAd	192.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	582	37.830	22,019
FFL	First Floor	562	126.110	70,874
SFL	Second Floor	414	126.110	52,210
OFP	Open Porch	112	29.180	3,268
WDK	Deck	74	14.950	1,106
EFP	Enclos Porch	24	67.820	1,628

	Net Sketched Area:	1,768		Total:	151,105
Size Ad	976	Gross Are	1768	FinArea	976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc

